



2/3 Marciana Crescent, Varsity Lakes

## INVESTOR ALERT — Prime Townhouse in Varsity Lakes with Secure Tenancy

Welcome to a solid investment opportunity in one of the Gold Coast's most desirable residential precincts.

This spacious 3-bedroom townhouse in a boutique block of just three is perfectly positioned in a quiet cul-de-sac in Varsity Lakes — blending calm, family-friendly surroundings with strong rental appeal.

Key features include:

- 3 generously sized bedrooms, with 2 on ground level and the master retreat upstairs
- Ground floor bathroom, separate laundry and private fenced courtyard — ideal for tenant convenience and lifestyle
- Light-filled upstairs living zones with a large open plan lounge and dining area
- Modern kitchen boasting abundant bench space, stainless steel appliances and dishwasher
- Double lock-up garage with secure access and low maintenance grounds
- Quiet location in a premium pocket close to shops, transport and schools
- The layout and quality finishes deliver easy living for tenants and

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### FOR SALE

Offers over \$1,199,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

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excellent rental appeal for investors.

#### Location & Lifestyle —Varsity Lakes

Situated in a well-established, masterplanned suburb on the Gold Coast, Varsity Lakes is highly sought after by families, professionals and tenants alike. The area offers a strong lifestyle proposition underpinned by local amenities, transport links, education and recreation.

#### Everyday convenience:

- " Close proximity to local shops, cafés and essential services around Market Square and Varsity Central.
- Major retail, entertainment and supermarkets available at nearby Robina Town Centre.
- Public transport and excellent connectivity via the M1 motorway and Varsity Lakes/Robina train stations, making commuting easy for Brisbane and Gold Coast employment hubs.

#### Education & community:

- Zoned for well-regarded schools including Varsity College (Primary & Secondary) and within close reach of Bond University.
- Family-friendly lifestyle with walking trails, lakeside parks and recreational spaces integrated throughout the suburb.

#### Demographics & demand:

- Varsity Lakes is a vibrant, modern community with a balanced mix of owner-occupiers and long-term renters, supported by solid rental demand and ongoing infrastructure improvements.

#### Investment Rationale

- " Long-term tenancy already secured —immediate rental income for investors
- Desirable and stable suburb with strong lifestyle appeal
- Access to schools, transport, shops and employment hubs enhances tenant retention
- Low maintenance townhouse format with double garage adds to rental desirability
- Positioned in a precinct demonstrating ongoing growth and infrastructure investment

Don't miss this strategic investment in Varsity Lakes.

## MORE DETAILS

Property ID 10GFF4K  
Property Type Townhouse  
House Size 220 m2  
Including Ensuite  
Air Conditioning  
Courtyard  
Balcony  
Dishwasher  
Floorboards  
Built-in-Robes

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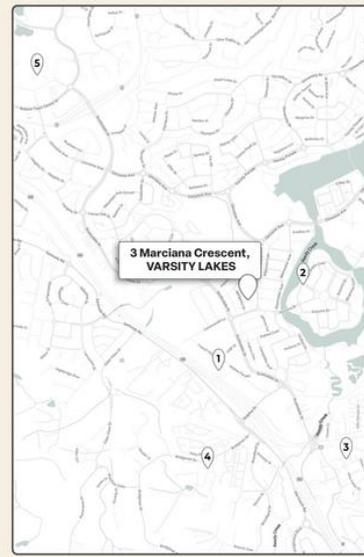




Ground Floor Plan



First Floor Plan



Location Map

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Southport

ALEX MCCORMACK 0411 510 099

2/3 Marciana Crescent,  
Varsity Lakes  
Internal, Garage 196m<sup>2</sup>  
Covered External 34m<sup>2</sup>  
Total Area 220m<sup>2</sup>

- 3 Bed
- 2 Bath + Powder
- 2 Car + Offstreet

**Legends**

1. Varsity Lakes Train Station
2. Varsity Park
3. Burleigh Brewing
4. Hillcrest Christian College
5. Robina Town Centre

**BIANCO STUDIO**

**Disclaimer**

This floor plan is a detailed representation created to enhance your understanding of the property's potential. While we strive for accuracy, dimensions are approximate and should be verified for complete assurance.

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